

ZB# 84-12

**Wendy's / Estate of
Douglas Thorne**

69-2-5 & 6

Facsim.
7/9/84.

Public Hearing?
Aug. 13, 1984.

84-12 - Wendy's / Estate of
Thorne, D.

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

General Receipt

5998

Sept. 25 19 84

Received of

Chas. Grevas

\$

50.00

DOLLARS

For

Fifty and 00/100

Variance - appl. fee 84-12

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Check # 343</u>		
<u>\$50.00</u>		

By

Pauline H. Townsend ^{EC}

Town Clerk

Title

NEW WINDSOR ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

ESTATE OF DOUGLAS THORNE/WENDY'S OLD
FASHIONED HAMBURGERS OF N.Y., INC.

DECISION GRANTING
VARIANCE S

84-12

-----X
ESTATE OF DOUGLAS THORNE (OWNER) and

WHEREAS, / WENDY'S OLD FASHIONED of P.O.Box 256, 4288
HAMBURGERS OF NY, INC.

West Dublin-Granville Rd., Dublin, Ohio have made application before the
Area and

Zoning Board of Appeals for / Sign variance for the purposes of:

construction of Wendy's Old Fashioned Hamburgers Restaurant at the
intersection of Old Temple Hill Rd./Windsor Highway (C zone);
and

WHEREAS, a public hearing was held on the 13th day of
August, 1984 before the Zoning Board of Appeals at the Town Hall,
New Windsor, New York; and

WHEREAS, the applicants appeared by Elias D. Grevas, L.S. and
Arthur Johnson, representing Wendy's; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New
Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents
and businesses as prescribed by law and published in The Sentinel, also
as required by law.

2. The evidence shows: that the property presently
contains a run-down vacant office in the middle of a busy section
New Windsor

3. The evidence shows that property has been on the
market for sale as a commercial piece of property for at least 8 years
or more

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the area variance requested is not granted.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

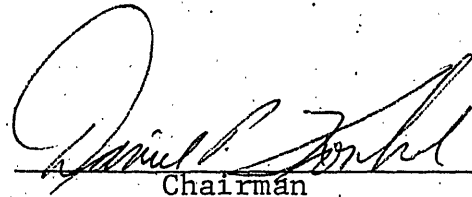
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant (1) 29 ft. side yard; (2) 4.67 ft. bldg. height; and (3) 132 sq. ft. sign area variance /in accordance with plans submitted at the public hearing dated 7/26/84.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: September 24, 1984.


Chairman



Louis Heimbach
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner
Paul Costanzo, Director of Community Development

September 5, 1984

Mr. Daniel Konkol, Chairperson
Town of New Windsor Zoning Board of Appeals
555 Union Avenue
New Windsor, New York 12550

Re: Application of Wendy's Old-Fashioned
Hamburgers for Area Variances
N.Y.S. Route 32
Our File No. NWT 6-84M

Dear Mr. Konkol:

The above referenced Application has been referred to us for consideration pursuant to Article 12-B, Section 239, Paragraphs 1 and m of the General Municipal Law of the State of New York.

Given that there are no apparent serious inter-agency issues requiring resolution Orange County Department of Planning and Development approval is hereby granted subject to the following condition:

That no local action be taken on the request for increasing the sign area until the County, N.Y.S. D.O.T. and the applicant come to an agreement on traffic flow modifications.

Sincerely,

Peter Garrison
Commissioner of Planning &
Development

PG:oor

cc: D. Donald Greene
Asst. Resident Engineer
Elias D. Grevas, L.S.
Henry J. Reynolds, Chairperson
Town of New Windsor Planning Board

RECEIVED
ATTORNEYS OFFICE
TOWN OF NEW WINDSOR

SEP 6 1984

BY:

Memo FROM: ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

TOWN PLANNING BOARD
BUILDING/ZONING OFFICER

DATE: 8/14/85

SUBJECT: PUBLIC HEARINGS HELD BEFORE THE ZBA - 8/13/84

--FOLD HERE--

Please be advised that the following actions were taken
at the above meeting of the Zoning Board of Appeals:

- (1) MOWERY, LAWRENCE - Application for area
variances DENIED;
- (2) WENDY'S/THORNE ESTATE - Application for area,
height and sign variances -
GRANTED;
- (3) RUSCITTI SUBDIVISION - Applications for frontyard
variances on Lots #5, 6, 7 and
14 - GRANTED.

cc: Mr. Lawrence Mowery, Jr.
Elias Grevas, L.S.

/pd

by

Patricia Delio

PATRICIA DELIO

Secretary for ZBA

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

84-12

Date: 1 August 1984

I. Applicant Information:

- (a) Wendy's Old Fashioned Hamburgers of N.Y., Inc. (Contract Vendee)
(Name, address and phone of Applicant) (Owner)
- (b) P.O. Box 256, 4288 West Dublin-Granville Rd., Dublin, Ohio 43017
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☒ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. Property Information:

- (a) C 408 Windsor Highway 69/2/5&6 42,990 ± S.F.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? Yes
- (d) When was property purchased by present owner? 1963/1970
- (e) Has property been subdivided previously? No When? _____
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? Yes
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Proposed Dumpster Enclosure;
Bun Freezer unit

IV. Use Variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Bulk Regs., Col. 6 & 9.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>40,000 S.F.</u>	<u>42,990 S.F.</u>	
Min. Lot Width <u>200 Ft.</u>	<u>318 ± Ft.</u>	
Reqd. Front Yd. <u>60 Ft.</u>	<u>60 Ft.</u>	
Reqd. Side Yd. <u>30 / 70</u>	<u>1 / 157.5</u>	<u>29 / 0 Ft</u>
Reqd. Rear Yd. <u>30 Ft.</u>	<u>30 Ft.</u>	
Reqd. Street Frontage*		
Max. Bldg. Hgt. <u>10 Ft.</u>	<u>14.67 Ft.</u>	<u>4.67 Ft</u>
Min. Floor Area*		
Dev. Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** <u>.5</u>	<u>.06</u>	

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

Since this is a corner lot, the required front and side yard set-backs resulted in a building location that hampered visibility and traffic flow on the site. The fence for the dumpster enclosure, considered a structure, also requires a variance in the location shown, which is considered to be the best location for that use. The building height variance resulted from the side yard variance.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-8, Table of Use Regs., Col. D.

	Requirements	Proposed or Available	Variance Request
Sign 1		<u>107 ± S.F.</u>	
Sign 2		<u>32 ± S.F.</u>	
Sign 3		<u>16 ± S.F.</u>	
Sign 4		<u>16 ± S.F.</u>	
Sign 5		<u>16 ± S.F.</u>	
Total	<u>55 sq.ft.</u>	<u>187 ± sq.ft.</u>	<u>132± sq.ft.</u>

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

see attached Site Plan for sign details; Signs proposed are compatible with other signs in the area. Directional signs for traffic movement are included in the variance request.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

187 ± S.F.

VII. Special Permit:

- (a) Special Permit requested under New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the use and structures proposed for the special permit.

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The project will be properly paved, landscaped and graded to provide positive drainage control to the existing system on Route 32.

IX. Attachments required:

- _____ Copy of letter of referral from Bldg./Zoning Inspector.
- _____ Copy of tax map showing adjacent properties.
- _____ Copy of contract of sale, lease or franchise agreement.
- _____ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- _____ Copy(ies) of sign(s) with dimensions.
- _____ Check in the amount of \$ _____ payable to TOWN OF NEW WINDSOR.
- _____ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 1 August 1984

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Ruth J. Eaton
RUTH J. EATON
Notary Public, State of New York
Qualified in Orange County
Commission Expires March 30, 1985
Reg. No. 4673512

Sworn to before me this

1st day of August, 1984.

Elias D. Grevas
(Applicant)

ELIAS D. GREVAS, L.S.
As Agent for Applicant

XI. ZBA Action:

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

Public Hearing - Wendy's / Estate of
Thorne

Name:

Address:

no objection

FRED WYGAJT

RD #4 Box 784 N.W.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
BUILDING/ZONING OFFICER KENNEDY

FROM: ZONING BOARD OF APPEALS

SUBJECT: PUBLIC HEARINGS BEFORE ZBA - August 13, 1984

DATE: August 3, 1984

Kindly be advised that the following public hearings will be heard before the ZBA on the evening of August 13, 1984 at 7:30 p.m.:

1. Wendy's Old Fashioned Hamburgers/Estate of Thorne;
2. Ruscitti, Joseph - Lots numbered 5,6, 7 & 14.

I have attached hereto copies of the pertinent applications together with the hearing notices which were published in The Sentinel.

Pat

/pd
Attachments



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

26

August 2, 1984

Elias D. Grevas L.S.
33 Quassaick Ave.
New Windsor, N.Y.

RE: 69-2-5 & 69-2-6

Dear Mr. Grevas:

According to my records, the attached list of property owners are within the five hundred (500) feet of the above mentioned properties.

The charge for this service is \$50.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

Christian E. Jahrling

CHRISTIAN E. JAHRLING
SOLE ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

BLC Properties
Sarvis Lane RD1
Newburgh NY 12550

Baright, Richard S
D/B/A Baright Rlty
Box 595
Vails Gate NY 12584

Craig, Vera & William
Beverly & John Jappen
RD1 Box 70 Rt 207
Rock Tavern NY 12575

Korngold, MD, Louis
135 Strawtown Rd
West Nyack NY 10994

Newburgh Savings Bank
94 Broadway
Newburgh NY 12550

Bonura, Mary E & Callas, Peter T
Sarvis Lane
Newburgh NY 12550

Casaccio, Paul & Virginia
4 Alder Dr RD4
New Windsor NY 12550

Primavera, Joseph A & Robert
PO Box 177
Vails Gate NY 12584

Angelo Rosmarino Ent, Inc
PO Box 392
Vails Gate NY 12584

Amerada Hess Corp.
Tax Dept 32430
1 Hess Plaza
Woodbridge NJ 07095

VGR Associates
c/o Howard V Rosenblum
Suite 2C
300 Martine Ave
White Plains NY 10601

Lipsenthal, Jerome
Book Jerome
Book Samuel ETAL
c/o Scott & Schectman
178 Grand Street
Newburgh NY 12550

Prekas, Steve
3 Warden Circle
Newburgh NY 12550

Leonardo, Constantine
18 Oak St
Newburgh NY 12550

Marshall, Marie
Box 68
Vails Gate NY 12584

New Windsor Volunteer Ambulance
Corp, Inc
PO Box 25
Vails Gate NY 12584

Mans, C.P.
PO Box 247
Vails Gate NY 12584

Panella, Emilio
Box 573
Vails Gate NY 12584

Highland Nat'l Bank of Newburgh
381 Broadway
Newburgh NY 12550



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

1763

Kimura, Isamu
33 Park Ave
Suffern NY 10901

Daidone, Charles T & Rose M
250-260 Temple Hill Rd
New Windsor NY 12550

Rosenberg, William & Viola
c/o Big V Supermarkets Inc
176 No Main Street
Florida NY 10921

Kelly, Katherine
Box 38
Vails Gate NY 12584

Walsky, Harold
Duarte Graciano B
554 Chestnut Ridge Rd
Woodcliff Lake NJ 07675

Ruggerio, Nicholas & Esther
Box 66
Vails Gate NY 12584

Babcock, Robert B
Box 537
Vails Gate NY 12584

**PUBLIC NOTICE OF HEARING
BEFORE ZONING BOARD OF
APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the
Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New
York, will hold a Public Hearing
pursuant to Section 48-34A of the
Zoning Ordinance on the follow-
ing proposition:
Appeal No. 12
Request for a Variance from the
Zoning Ordinance to permit
Construction of a Drive-In Res-
taurant, Sign Face areas, side
yard and building height vari-
ances, being a VARIANCE of
Section 48-12, Part II and 48-8,
Col. D for property situated as
follows: West side Route 32 at
Old Temple Hill Road

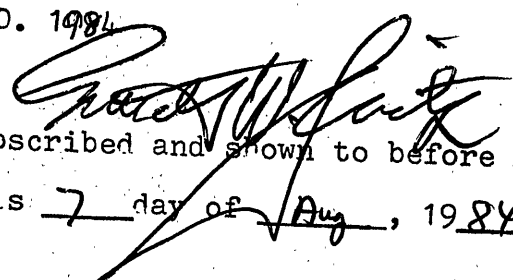
SAID HEARING will take place
on the 13 day of August, 1984, at
the New Windsor Town Hall, 555
Union Avenue, New Windsor,
N.Y. beginning at 7:30 o'clock
P.M.

Daniel P. Konkol
Chairman

State of New York
County of Orange, ss:

Everett W. Smith, being duly sworn
disposes and says that he is
Publisher of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published ONCE

in said newspaper, commencing on
the 2nd day of August A.D., 1984
and ending on the 2nd day of August
A.D. 1984


Subscribed and shown to before me
this 7 day of Aug, 1984

Irvin B. Wilkin
Notary Public of the State of New York
County of Orange, Ulster

My commission expires March 30, 1986

MELVIN B. WILKIN
State Of New York Notary Public
Residence Of Ulster County At Time
Of Appointment
Number 56-9673730
Commission Expires March 30, 1986
Certificate Filed In Ulster County

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 12

Request of Wendy's Old Fashioned Hamburgers
for a VARIANCE ~~SPECIAL PERMIT~~ of
the regulations of the Zoning Ordinance to
permit Construction of a Drive-In Restaurant; Sign
Face areas, side yard and building height variances
being a VARIANCE ~~SPECIAL PERMIT~~ of
Section 48-12, Part II and 48-8, Col. D
for property situated as follows:
West side Route 32 at Old Temple Hill Road

SAID HEARING will take place on the 13 day of
August, 1984, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Daniel P. Konkol
Chairman

① Prelim. meeting:
7:30 -
7/9/84,

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date July 5, 1984

To Wendy's Old Fashioned Hamburgers of New York, Inc
P.O. Box 256, 4288 W. Dublin - Granville Rd.
Dublin, Ohio 43017

PLEASE TAKE NOTICE that your application dated July 5, 1984
for permit to Construct "Wendy's" Restaurant
at the premises located at S.W. corner of intersection of N.Y.S. Rte 32
and Old Temple Hill Rd: Tax Map Sect. 69 Block 2 Lots 5 & 6

is returned herewith and disapproved on the following grounds:

- Non Conforming proposed side yard (S. side): Non Conforming proposed
Building height. ④ Req'd side yard 30', provided 20' : 10' variance requested
⑧ Max hgt - 6' ft to lot line proposed hgt 14.67' : 4.67' variance requested

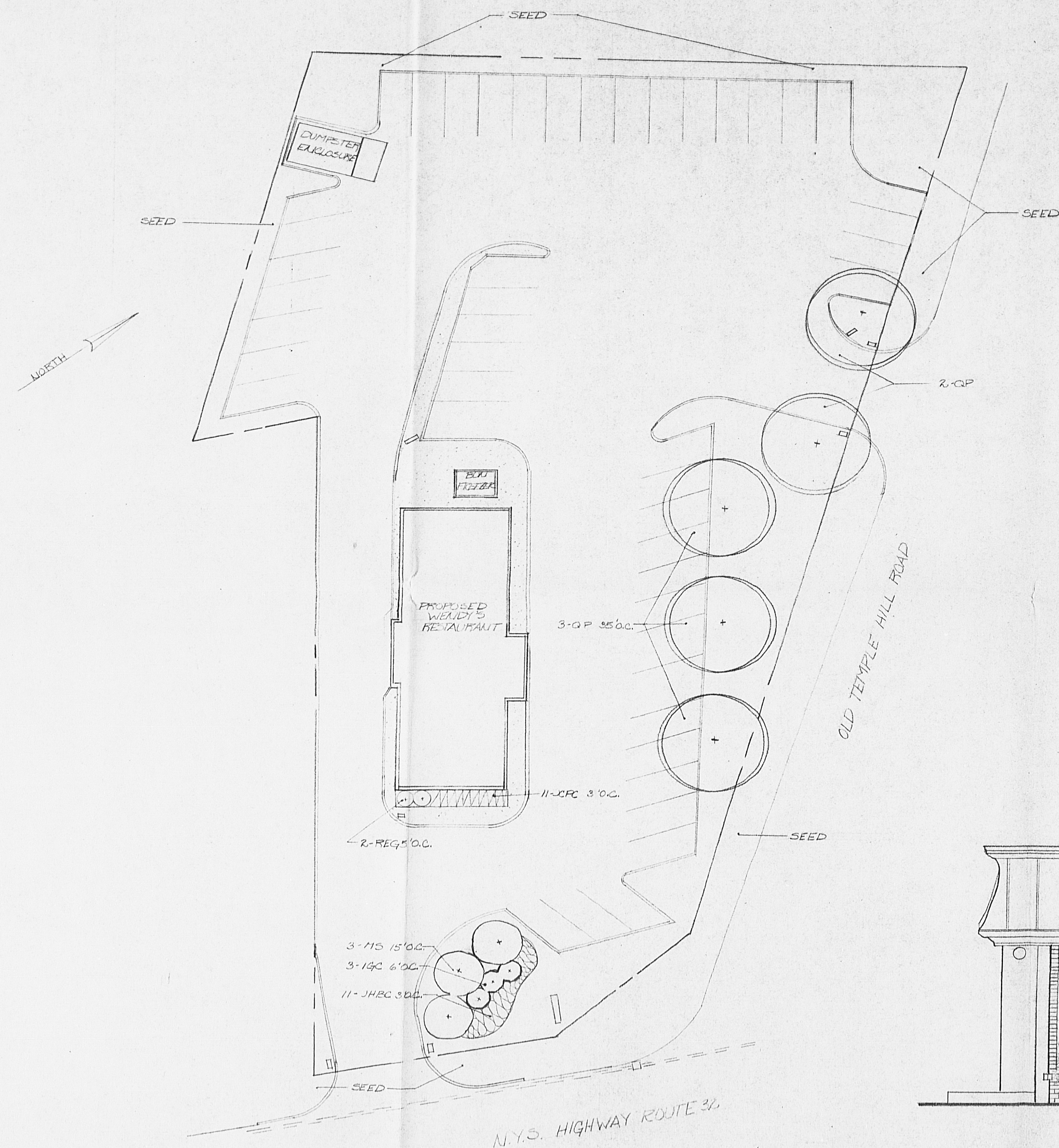
Also - fence 6' - (dumpster)

Represented by:

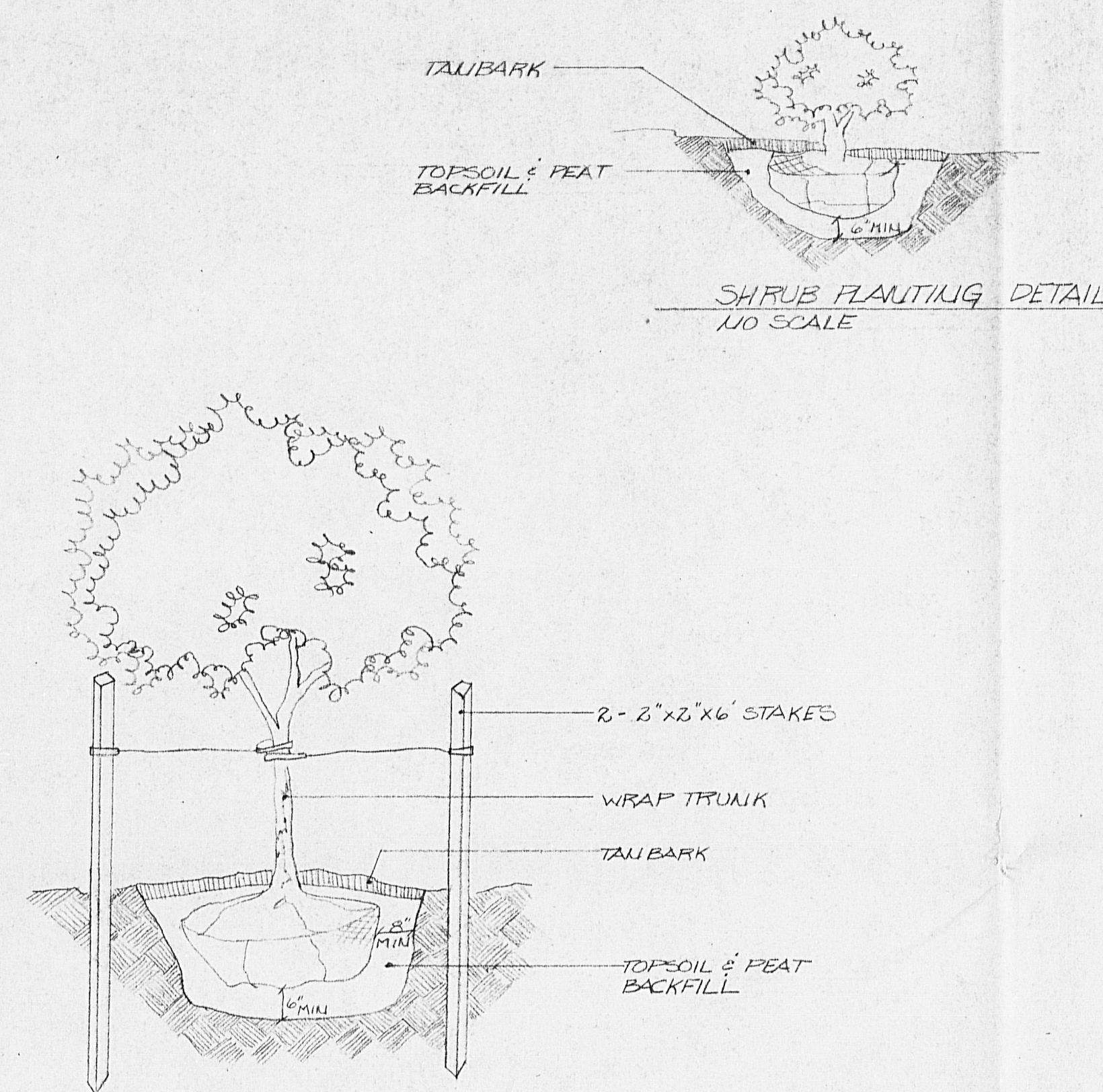
Elias D. Grevas, L.S.
33 Quassaick Ave.
New Windsor, N.Y. 12580

562-8667

James J. Kennedy
Building Inspector



PLAN
SCALE 1"=20'



FRONT ELEVATION
SCALE 1/4"=1'0"



PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE+ ROOT
IGC	ILEX GLABRA 'COMPACTA' COMPACT LAUBERRY	3	18-24" B+B
JPC	JUNIPERUS CHINENSIS PFITZERIANA 'COMPACTA' COMPACT PFITZER JUNIPER	11	18-24" B+B
JHBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	11	12-15" COJIT.
MS	MALUS SARGENTI SARGENT CRABAPPLE	3	1 1/2-1 3/4 OAL B+B
QP	QUERCUS PALUSTRIS PIN OAK	5	1 1/2-1 3/4 OAL B+B
REG	RHODODENDRON EXBURY GIBERTALOR EXBURY AZALEA	2	18-24" B+B

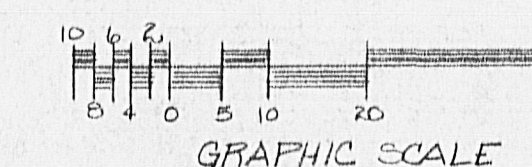
NOTES

1. THE GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM PLANTING AREAS BEFORE RETURNING ORIGINAL STOCK PILED TOPSOIL TO SITE, AND GRADE TO WITHIN ±2" OF FINAL GRADE.
2. SEED AND SOD MIXTURES SHALL CONSIST OF A MINIMUM OF 50% KENTUCKY BLUE STRAINS AND BE APPROVED BY LANDSCAPE DESIGNER.
3. ALL PLANTING AREAS SHALL BE TREATED WITH APPROPRIATE FABRIC SOIL SEPARATORS, SUCH AS TYFAR (MANUFACTURED BY DUFRAIT), AND TOP DRESSED WITH 3-3 1/2" SHREDDED MULCH #1 GRADE. RAW WOOD CHIPS ARE NOT ACCEPTABLE.
4. PLANT SIZES ARE MINIMUM ANY SUBSTITUTIONS ARE SUBJECT TO WRITTEN APPROVAL BY DESIGNER.
5. ALL PLANTS ARE TO BE GUARANTEED FOR 1 YEAR FROM PLANTING DATE.

LANDSCAPE PLAN

WENDY'S RESTAURANT

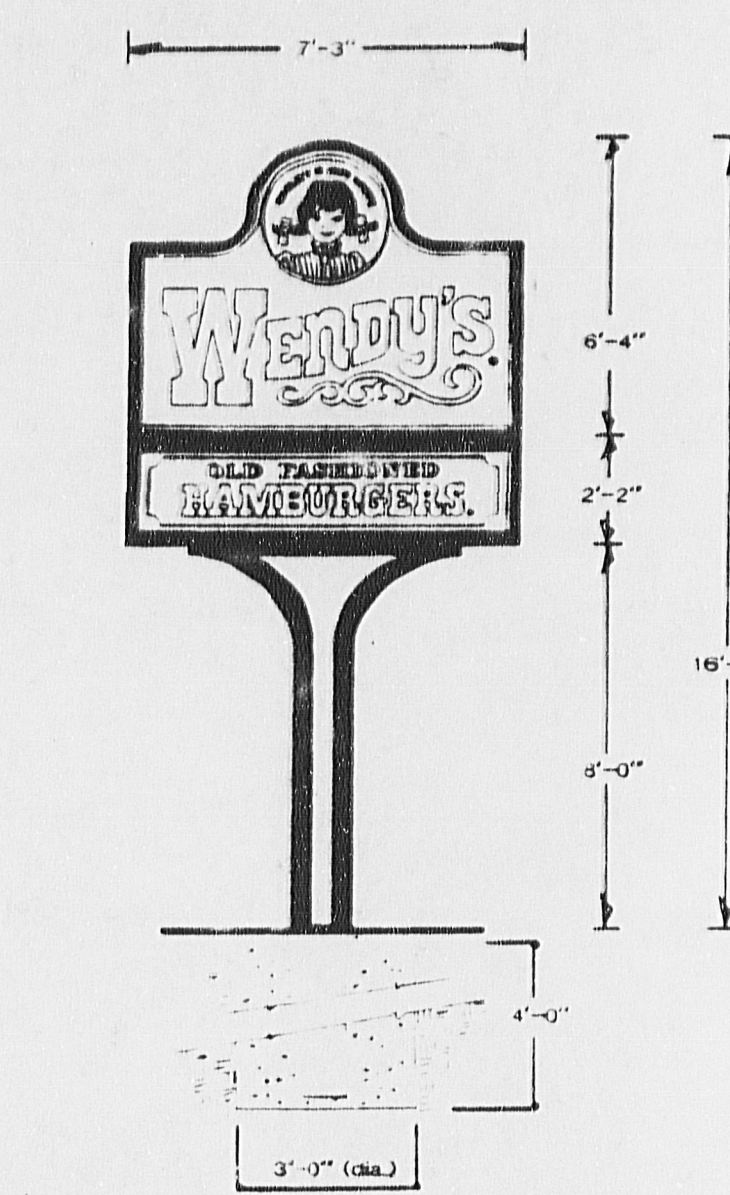
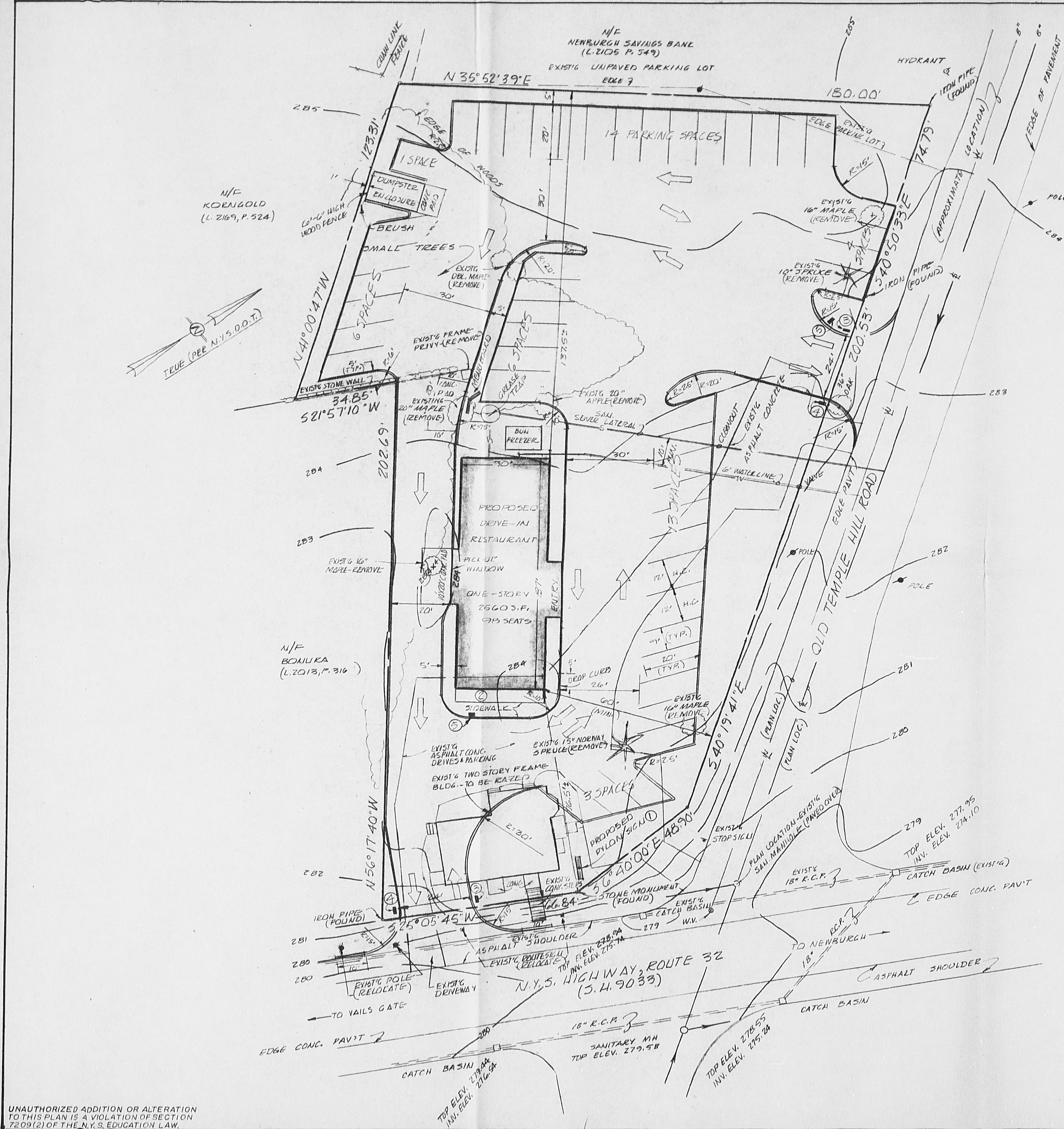
NEW WINDSOR, NEW YORK ORANGE CO.



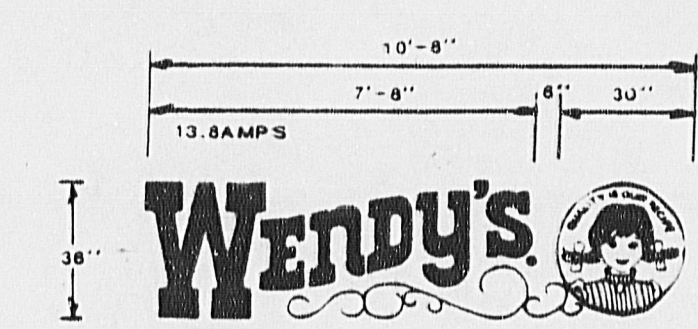
JULY 26, 1984
REVISIONS:

BY CGL

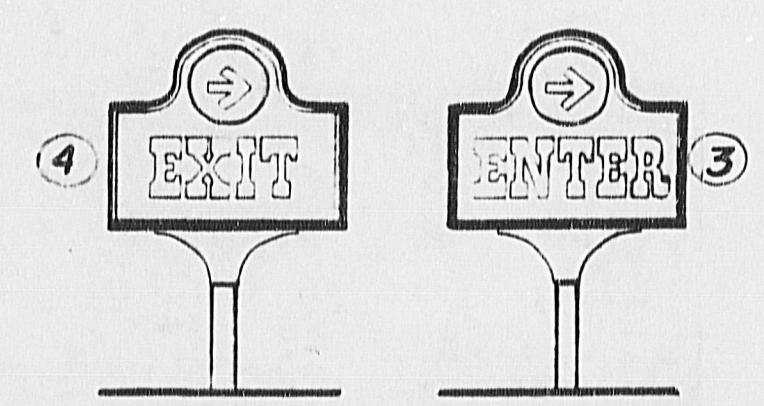
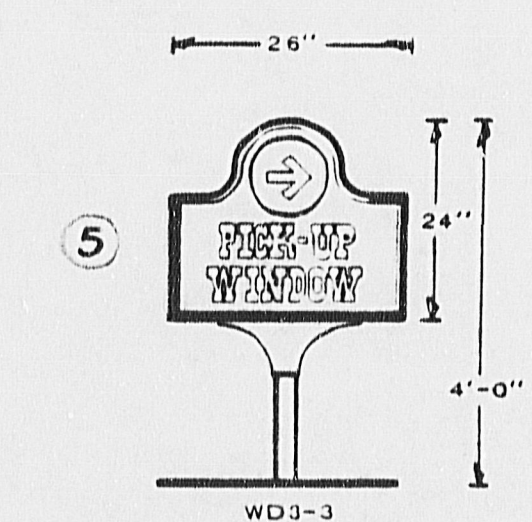
LUCINDA BAILEY LANDSCAPE DESIGN
P.O. BOX 321 HUMMELSTOWN, PA 17036
717-564-2494



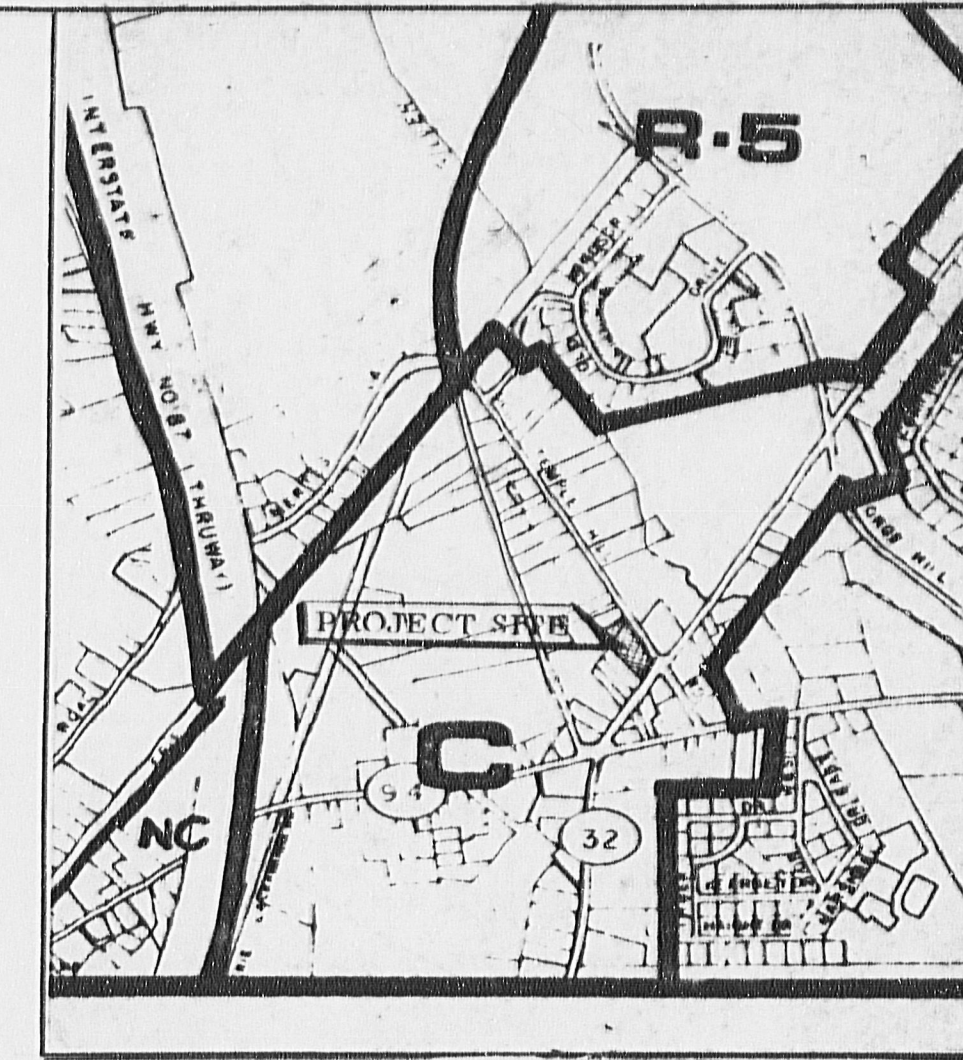
PYLON SIGN ①



FASCIA SIGN ②



DIRECTIONAL SIGNS



SITE LOCATION MAP 1"=1,000'

NOTES

1. Being a Proposed Development of Lands shown on the Town of New Windsor Tax Maps as being Section 69, Block 2, Lots 5 & 6.
2. Proposed Developer: Wendy's Old Fashioned Hamburgers of New York, Inc., P.O. Box 256, 4288 West Dublin-Granville Road, Dublin, Ohio, 43017.
3. Property Zone: 'C' (Design Shopping)
4. Proposed Use: Drive-In Restaurant
5. Water Supply: Town of New Windsor, Water District 5.
6. Sanitary Sewage Collection: Town of New Windsor, Sewer District No. 7.
7. Boundary & Topographic data shown hereon is from field survey completed 24 May 1984. Elevation datum: N.Y.S. D.O.T. (S.H. 9033) + ; Contour Interval: one (1) foot.

ZONING TABLE - C ZONE

USE GROUP	MIN. SITE AREA	MIN. LOT WIDTH	REQ'D. FRONT YARD	REQ'D. SIDE YARD	REQ'D. REAR YARD	FLOOR AREA RATIO	MAXIMUM BLDG HEIGHT	PARKING OFF STREET
FF								
REQUIRED	40,000 S.F.	200'	60'	20'	30'	.5	6' FT. OF DISTANCE TO NEAREST LOT LINE	33
PROVIDED	42,990 S.F.	318'	60'	17.5'	30'	.06	* 14.67'	17

* VARIANCE REQUIRED: 29' 4.67'

SIGN TABLE

REQUIRED	5% OF SIGN WALL AREA	(94 S.F.)
PROVIDED (SIGN NO.)	SIGN WALL 87' X 14.67' (BLOOD OLD TEMPLE HILL RD)	555 S.F.
1	PLYON SIGN (2 FACES)	107 ±
2	FASCIA SIGN (1 FACE)	32 ±
3	ENTER SIGN (2 FACES) 2	16 ±
4	EXIT SIGN (2 FACES) 2	16 ±
5	PICK-UP WINDOW SIGN (2 FACES) 2	16 ±
	* TOTAL S.F.	187 ±

* VARIANCE REQUIRED: 132 S.F.



			ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUAKER AVENUE NEW WINDSOR, NEW YORK 12550			PLAN FOR: WENDY'S OLD-FASHIONED HAMBURGERS OF NEW YORK, INC. TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK		
Revision	Date	Description	Drawn	Checked	Scale	Date	Job No.	
1	Aug 84	GEN. REVISIONS	ELG		1"=20'	5 July 1984	84-128	
							SITE LAYOUT PLAN (PRELIMINARY) SHEET 1 OF 1	

UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECTION 7209(2) OF THE N.Y.S. EDUCATION LAW.

PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	SIZE + ROOT
IGC	ILEX GLABRA 'COMPACTA' COMPACT HAWK BERRY	3	18-24" B+B
JCP	JUNIPERUS CHINENSIS PFITZERIANA 'COMPACTA' COMPACT PFITZER JUNIPER	11	18-24" B+B
JHBC	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	11	12-15" CONT.
MS	MALUS SARGENTI SARGENT CRABAPPLE	3	1 1/2-1 3/4" B+B
QP	QUERCUS PALUSTRIS PIN OAK	5	1 1/2-1 3/4" B+B
REG	RHODODEUDRON EXBURY GIBKALTOR EXBURY AZALEA	2	18-24" B+B

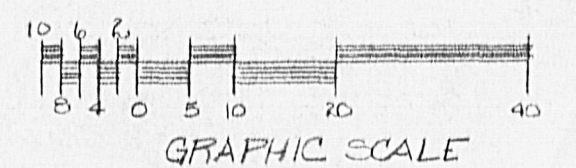
NOTES

1. THE GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM PLANTING AREAS BEFORE RETURNING ORIGINAL STOCK-PILED TOPSOIL TO SITE, AND GRADE TO WITHIN ±2" OF FINAL GRADE.
2. SEED AND SOD MIXTURES SHALL CONSIST OF A MINIMUM OF 50% KENTUCKY BLUE STRAINS AND BE APPROVED BY LAND-SCAPE DESIGNER.
3. ALL PLANTING AREAS SHALL BE TREATED WITH APPROPRIATE FABRIC SOIL SEPARATOR, SUCH AS TYFAR (MANUFACTURED BY DUPONT), AND TOP DRESSED WITH 3-3 1/2" SHREDDED MULCH #1 GRADE. RAW WOOD CHIPS ARE NOT ACCEPTABLE.
4. PLANT SIZES ARE MINIMUM ANY SUBSTITUTIONS ARE SUBJECT TO WRITTEN APPROVAL BY DESIGNER.
5. ALL PLANTS ARE TO BE GUARANTEED FOR 1 YEAR FROM PLANTING DATE.

LANDSCAPE PLAN

WENDY'S RESTAURANT

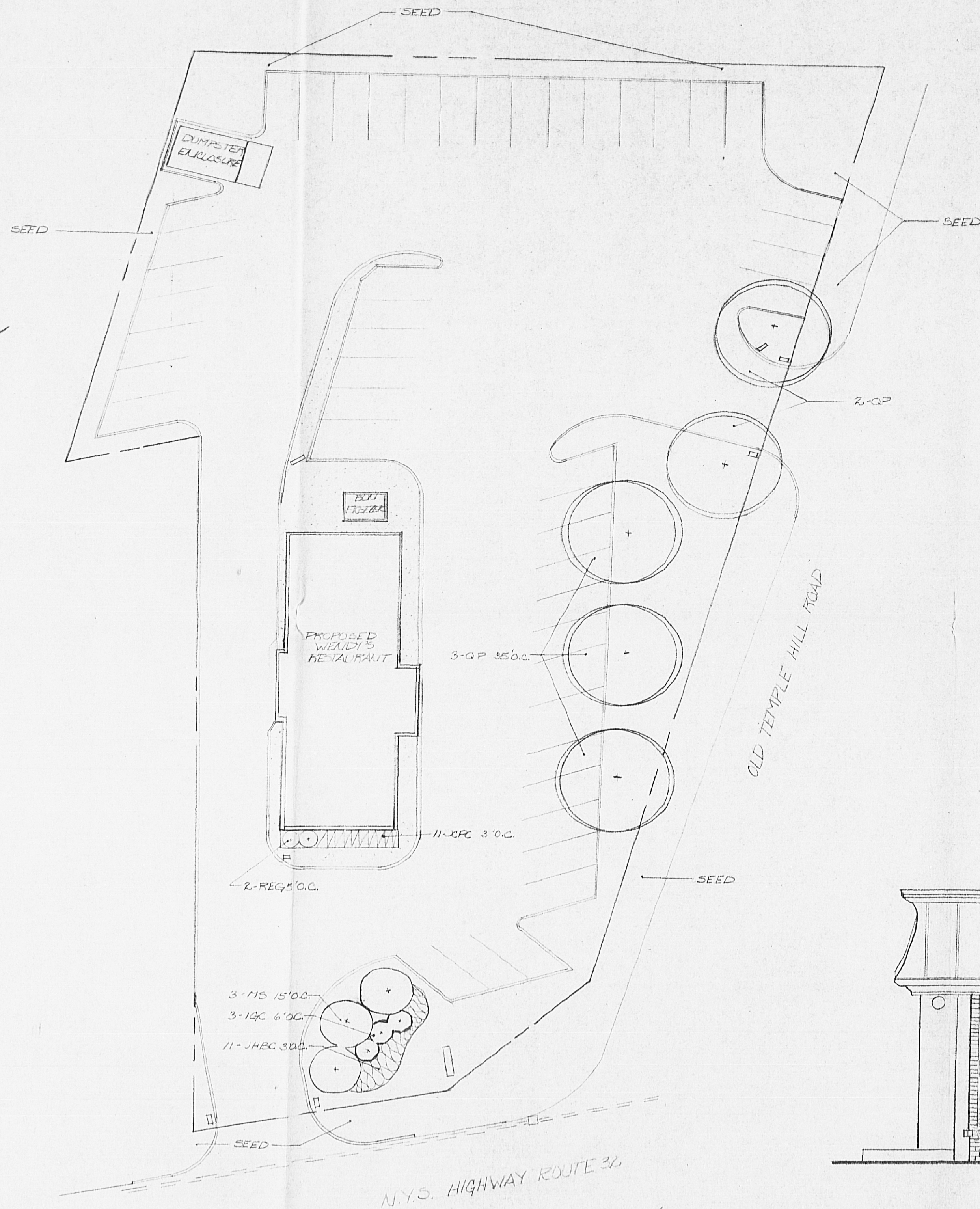
NEW WINDSOR, NEW YORK ORANGE CO.



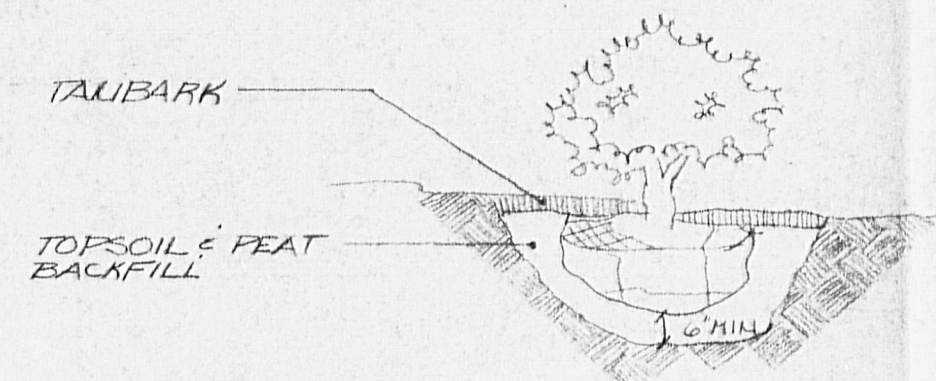
JULY 26, 1994
REVISIONS:

BY CGL

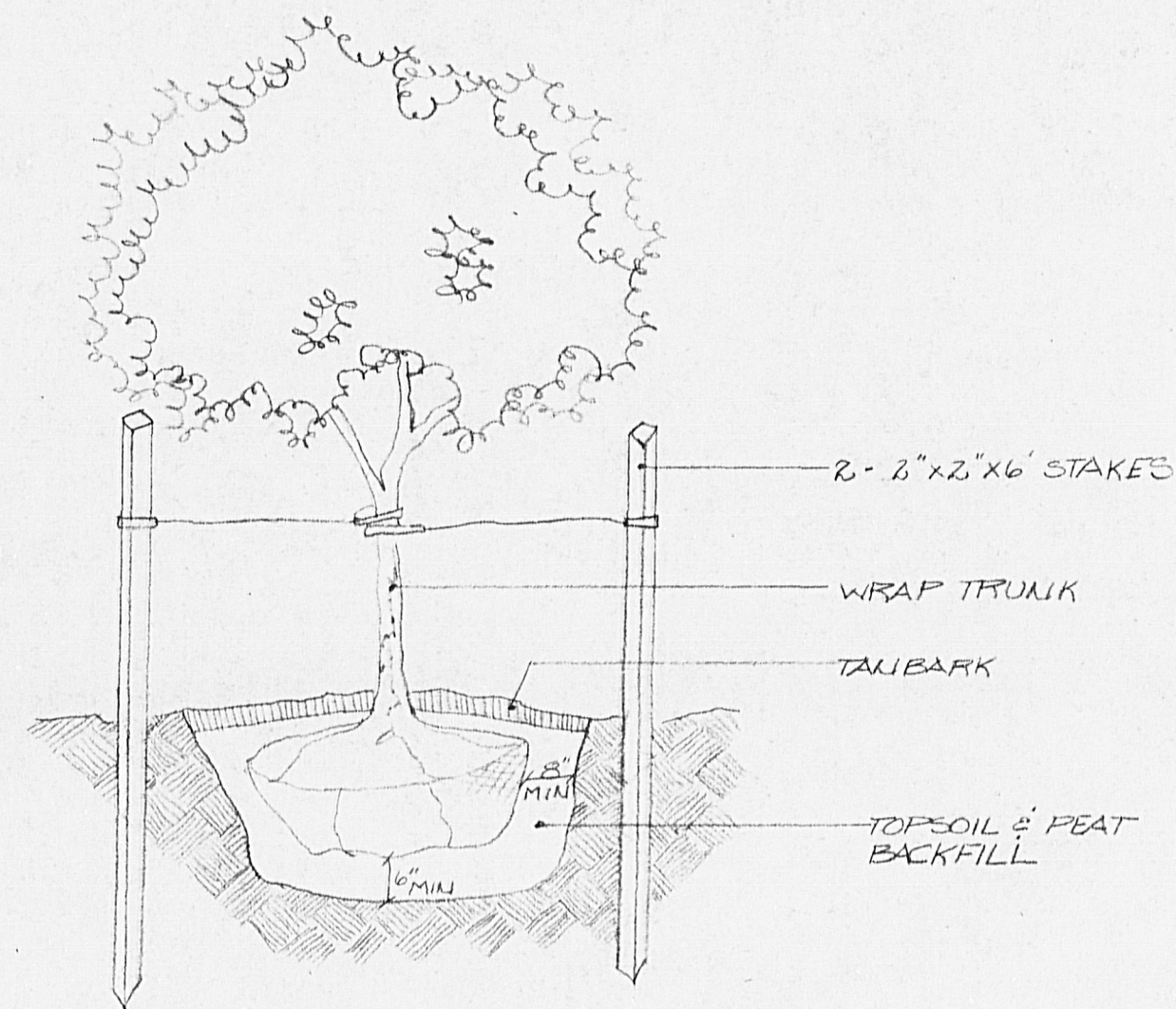
LUCINDA BAILEY LANDSCAPE DESIGN
PO BOX 301 HUMMELSTOWN PA 17036
717-564-2494



PLAN
SCALE 1"=20'



SHRUB PLANTING DETAIL
NO SCALE



TREE PLANTING DETAIL
NO SCALE



FRONT ELEVATION
SCALE 1/4"=1'0"